



Minutes of the Regular Meeting of the Winters City Council
Held on June 6, 2017

Mayor Wade Cowan called the meeting to order at 6:30 p.m.

Present: Council Members Harold Anderson, Bill Biasi, Jesse Loren, Pierre Neu and Mayor Wade Cowan
Absent: None
Staff: City Manager John W. Donlevy, Jr., City Clerk Nanci Mills, Director of Financial Management Shelly Gunby, Building Official Gene Ashdown, Economic Development/Housing Manager Dan Maguire, and Management Analyst Tracy Jensen.

Jim Hildenbrand led the Pledge of Allegiance.

Approval of Agenda: City Manager Donlevy requested that Discussion Item 6, City Park Futsal Court Project/Skate Park Update be removed from the agenda. Motion by Council Member Loren, second by Council Member Neu to approve the agenda with the noted change. Motion carried with the following vote:

AYES: Council Members Anderson, Biasi, Loren, Neu, Mayor Cowan
NOES: None
ABSENT: None
ABSTAIN: None

COUNCIL/STAFF COMMENTS

PUBLIC COMMENTS: None

CONSENT CALENDAR

- A. Minutes of the Regular Meeting of the Winters City Council Held on Tuesday, May 16, 2017
- B. Resolution 2017-28, a Resolution of the City Council of the City of Winters Declaring Weeds and Rubbish on Certain Lots and Parcels within the City of Winters to be a Public Nuisance and Ordering the Institution of Proceedings to Abate said Public
- C. Infrastructure Transition Plan **(Moved to Discussion Item #7)**
- D. Amend the Landfill Monitoring Services Contract with Wallace Kuhl & Associates in the Amount Not to Exceed \$15,100, and Approve Resolution 2017-29, a Resolution of the City Council of the City of Winters for a Budget Adjustment for FY 2018-2019 in the Amount of \$7500
- E. Amplified Sound Permit Application Submitted by St. Anthony's Parish for St. Anthony's Fiesta, a Patronage Festival to be Held on Saturday, June 17th from 6:00 p.m. to 10:00 p.m.
- F. Project Acceptance – Walnut Park Phase 2 Improvements, Project No. 11-03
- G. Approve Contract with Hdl for Sales Tax Services
- H. Approve Contract with Hansford Economic Consulting

City Manager Donlevy gave an overview. Council Member Biasi requested that Consent Item C, Infrastructure Transition Plan, be moved to the Discussion portion of the agenda. Council Member Loren recused herself for Consent Item B due to a possible conflict of interest.

Motion by Council Member Neu, second by Council Member Biasi to approve Items A, D, E, F, G, and H. Motion carried with the following vote:

AYES: Council Members Anderson, Biasi, Loren, Neu, Mayor Cowan
NOES: None
ABSENT: None
ABSTAIN: None

Motion by Council Member Biasi, second by Council Member Neu to approve Consent Item B. Motion carried with the following vote:

AYES: Council Members Anderson, Biasi, Neu, Mayor Cowan
NOES: None
ABSENT: Council Member Loren
ABSTAIN: None

PRESENTATIONS

Mayor Cowan read aloud a Proclamation honoring the retirement of Richard Pitts for his dedication to the residents of the City of Winters for 39 years as a Mail Carrier for the

U.S. Postal Service. Richard thanked the Council for the Proclamation and said it was a privilege and an honor to serve.

DISCUSSION ITEMS

1. Public Hearing and Adoption of Resolution 2017-30, a Resolution of the City Council of the City of Winters Approving the Engineer's Report and Ordering the Levy and Collection of Assessments within the City of Winters City-Wide Maintenance Assessment District, Fiscal Year 2017/2018

City Manager Donlevy gave an overview. Mayor Cowan opened the public hearing at 6:53 p.m. and closed the public hearing at 6:53 p.m. with no comments.

Motion by Council Member Loren, second by Council Member Anderson to adopt Resolution 2017-30 approving the annual levy report and ordering the levy and collection of assessments within the City of Winters City-Wide Maintenance Assessment District for the Fiscal Year 2017/2018. Motion carried with the following vote:

AYES: Council Members Anderson, Biasi, Loren, Neu, Mayor Cowan
NOES: None
ABSENT: None
ABSTAIN: None

2. TEFRA Public Hearing and Adoption of Resolution 2017-27, a Resolution of the City Council of the City of Winters Approving Conduit Financing for the Blue Mountain Terrace Senior Apartments Affordable Housing Project

Economic Development/Housing Manager Dan Maguire gave an overview. Anthony Stubbs from the California Municipal Finance Authority confirmed that these bonds are not taxpayer bonds but are paid back through revenue bonds. Mayor Cowan opened the public hearing at 6:56 p.m. Katherine McFadden from Domus said they are working diligently to bring the project forward by assembling the last piece of financing. Their goal is to begin construction by the end of the year. Domus did apply for cap and trade funds but were unsuccessful and have applied to other sources for funding. Mayor Cowan closed the public hearing at 6:57 p.m.

Motion by Council Member Loren, second by Council Member Anderson to adopt Resolution 2017-27 approving the issuance of the bonds by the CMFA for the benefit of Blue Mountain Terrace Associates, L.P. or a partnership created by Newport Partners, LLC, to provide for the financing of the project, such adoption is solely for the purposes of satisfying the requirements of TEFRA, the Code and the California GC 6500. Motion carried with the following vote:

AYES: Council Members Anderson, Biasi, Loren, Neu, Mayor Cowan
NOES: None
ABSENT: None
ABSTAIN: None

3. Intergovernmental Agreement with Yolo County for Senior Services
Funded from the CDBG Grant (15-CDBG-10578)

City Manager Donlevy gave an overview, as did Economic Development/Housing Manager Maguire. Sheila Allen, RN, PhD from Yolo County, who is also the Executive Director of the Yolo Healthy Aging Alliance, said the senior services plan for the future will be a value to the entire community. Council Member Biasi said there are two separate senior groups and given the importance of the Elderly Nutrition Program, he wants to make sure it is continued. Ms. Allen replied that this was #8 of the deliverables within the agreement. She added that Winters will be the pilot project for the county for a restaurant voucher program for seniors. Council Member Loren said as a past senior caregiver, she can't wait for additional programs to come to Winters and to watch the seniors blossom as a result.

Motion by Council Member Neu, second by Council Member Loren to approve staff recommendation of the issuance of an Intergovernmental Agreement (IGA) contract for Professional Services for Community Development Block Grant (CDBG) Senior Services delivery, and authorize the City Manager to execute a contract with Yolo County for Senior Services. Motion carried with the following vote:

AYES: Council Members Anderson, Biasi, Loren, Neu, Mayor Cowan
NOES: None
ABSENT: None
ABSTAIN: None

4. Approve Resolution 2017-32 Approving a Large Lot Parcel Map APN 030-220-22, for Callahan Estates Subdivision, to Divide Existing Parcel into two (2) New Lots

City Manager Donlevy gave an overview. Developer Representative Jim Hildenbrand said there is a builder in place for the first phase, Crown Development. In order to allow the first phase to move forward without a final parcel map, the property needs to be divided. City Manager Donlevy said this subdivision improvement agreement will have the same components as the others and that the map will come back to Council on June 20th. Jim Hildenbrand confirmed that the infrastructure will be completed for the entire project and not just the first phase.

Motion by Council Member Biasi, second by Council Member Neu to adopt Resolution 2017-32, approving a large lot parcel map for Callahan Estates Subdivision and dividing

the existing parcel into two new lots, Parcel 1 (515,525 sq. ft.) and Parcel 2 (637,096 sq. ft.) Motion carried with the following vote:

AYES: Council Members Anderson, Biasi, Loren, Neu, Mayor Cowan
NOES: None
ABSENT: None
ABSTAIN: None

5. Cost Allocation Plan

Director of Financial Management Shelly Gunby gave an overview. Mayor Cowan asked that the Organization Chart within the Cost Allocation Plan be corrected.

Motion by Council Member Neu, second by Council Member Loren to approve the Cost Allocation Plan with the corrected information as requested. Motion carried with the following vote:

AYES: Council Members Anderson, Biasi, Loren, Neu, Mayor Cowan
NOES: None
ABSENT: None
ABSTAIN: None

6. City Park Futsal Court Project/Skate Park Update **(This item was pulled from the agenda and will be brought back at a later date.)**

7. Designation of a Voting Delegate and Alternates for the League of California Cities Annual Conference

City Manager Donlevy gave a brief overview and said the League's 2017 Annual Conference is scheduled for September 13-15 in Sacramento. The Annual Business Meeting held during the General Assembly will occur on Friday, September 15. At this meeting, the League membership considers and takes action on resolutions that establish League policy. Council determined that Council Member Jesse Loren would be the voting delegate, Mayor Cowan would be the first voting delegate alternate and either Council Member Biasi or Council Member Neu will be the second voting delegate alternate. This will be determined by September 1.

8. Infrastructure Transition Plan **(Moved from Consent Calendar)**

Council Member Biasi requested more time to read through the Infrastructure Transition Plan, which has \$7K - \$10K allotted to sidewalk repair. This amount isn't going to go very far and Council Member Biasi wants to put forth the effort to try and find more money for sidewalks, which was a priority at a recent workshop. Council Member Biasi

said he worked with previous City Manager Merrill Watts about a Transition Plan and has worked with Elliot Landes to identify things other than sidewalks that need to be repaired. City Manager Donlevy said this item was a key goal for the City Council and will come back to the Council on July 18th, where the priorities will be identified.

CITY OF WINTERS AS SUCCESSOR AGENCY TO THE WINTERS COMMUNITY
DEVELOPMENT AGENCY

1. None

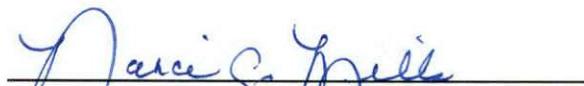
CITY MANAGER REPORT: The contractor for Newt's Expressway, C.E. Cox General Engineering, is moving forward on the project and the City Manager likes the fact that the small business owner is out at the project daily, and will meet the deadline on the project. Excavation and dropping in the storm drain will be the final step. Yolo Emergency Communications Agency (YECA) will hold a key meeting tomorrow to discuss some big items including replacement of key microwave components that will affect our tower (\$1 million dollar upgrade). They will also be voting on a trans ponding system.

ADJOURNMENT: Mayor Cowan adjourned the meeting at 7:49 p.m. in memory of Gary Bertagnolli, a longtime member of the Winters community, retired owner of Eagle Drug and a volunteer with many local organizations. He will definitely be missed.



Wade Cowan, MAYOR

ATTEST:



Nanci G. Mills, City Clerk